

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

MAY 19, 1994

West Hollywood Park Auditorium
647 N. San Vicente Boulevard
West Hollywood, CA 90069

I. CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Commissioner Richmond at 7:00 p.m.

A. Pledge of Allegiance: The Pledge of Allegiance was led by Jeff Richmond

B. Roll Call:

Commissioners Present: Behr, Crowe, Lambert, Litz, Richmond, Zaden

Commissioners Absent: Loveman

Others Present: Anne Browning, Planning Manager;
Bill Meeker, Associate Planner;
Tim Foy, Associate Planner;
Frank Martinez, Recording Secretary.

C. Approval of Agenda:

Action: To approve agenda as prepared by staff with the following change: pull item #III-B and move it to Excluded from Consent Calendar.

Motion: Crowe Second: Lambert

Vote: All Ayes Motion carried.

D. This agenda was posted at City Hall, the Community Development Department counter, West Hollywood Library on San Vicente Boulevard and Plummer Park.

II. ITEMS FROM CITIZENS

A. Stacy Weitsman, West Hollywood, spoke about DeLongpre Avenue being blocked by House of Blues project and its impact on the neighborhood.

B. Bud Kopps, West Hollywood, spoke about the House of Blues not complying with C.U.P., the City's Code Enforcement process, and liquor licenses.

VI. PUBLIC HEARINGS

A. Conditional Use Permit 94-02 - Modifications to an existing nightclub use by assing billiard tables and video games with no expansion of floor area.

Applicant: Alan Hajjar for The Roxbury

Owner: E.T. Legg and Associates

Location: 8225 Sunset Boulevard
West Hollywood

Recommended Action: Approve Conditional Use Permit 94-02, subject to findings and conditions contained in Resolution No. PC 94-23.

Bill Meeker presented the staff report.

Commissioner Richmond opened the public hearing.

Eli Samaha, West Hollywood, applicant, spoke for project.

The following spoke against the project:

Bill Holmes, West Hollywood
Robert Doyle, West Hollywood
Gilbert Bell, West Hollywood
Lorna Heesy, West Hollywood
Michele McGrath, West Hollywood
Grace Kim, Los Angeles
Jeanne Dobrin, West Hollywood
Clive Baillie, Los Angeles
Bettie Wagner, Los Angeles
James Mandelbaum, Los Angeles
Steven Byrnes, Los Angeles
Bud Kopps, West Hollywood

Eli Samaha rebutted public testimony.

Action: To continue hearing to the meeting of June 2, 1994, with direction to staff to provide documentation of complaints regarding the use from Planning, Code Enforcement, Sheriff's and L.A. Police records; information from Councilmember Yaroslavsky's office regarding neighborhood concerns in Los Angeles; a revised valet parking plan, and the occupancy load of the building.

Motion: Litz

Second: Behr

Vote: Ayes - Behr, Crowe, Lambert, Litz, Richmond

Noes - Zaden

Motion carried.

NOTE:

Commissioner Lambert left at the conclusion of this item (VI-A).

B. Amendments to Conditional Use Permit 85-01 and Variance 85-01 - Amendments to existing permits for a hotel use to eliminate references to the use as "members-only", redefining parking requirements for the use and incorporating conditions of existing dance and entertainment business licenses.

Applicant: St. James's Club
Owner: Lancaster HM of Los Angeles, Inc.
Location: 8358 Sunset Boulevard
Recommended Action: Approve the amendments subject to the findings and conditions contained in draft Resolution No. PC 94-24.

Bill Meeker presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the amendments:

Mark Lehman, West Hollywood
Bill Charmin, Houston, Texas
Michael Lancaster, West Hollywood

The following commented on the amendments:

Katherine Thulin, West Hollywood
Duane Dauphine, West Hollywood
Frank Gustafson, West Hollywood
Jeanne Dobrin, West Hollywood
Claire Horowitz, West Hollywood
Larry Ceclair, West Hollywood

Action: To close the public hearing.

Motion: Richmond Second: Zaden

Vote: All Ayes Motion carried.

Action: Approve amendments to CUP 85-001 and Variance 85-001 with the following conditions: 1) add a finding that the revised parking plan is justified due to the historic nature of the property; 2) no valet parking from DeLongpre Avenue; 3) off-site parking should be approved by the Planning Commission; 4) no employee parking on residential streets; 5) parking shall be valet only, with exception of employee parking; 6) thirteen employee parking spaces may be provided on site; and 7) when there is entertainment on the premises, door and windows of rooms where entertainment may occur shall be closed at all times.

Motion: Litz Second: Crowe

Vote: All Ayes Motion carried.

VII. COMMISSION CONSIDERATION - None

VIII. ITEMS FROM CITIZENS

- A. Jeanne Dobrin, West Hollywood, spoke about Anne Browning leaving the City.

IX. ITEMS FROM COMMISSIONERS

- A. Jeff Richmond spoke about Anne Browning's departure.
- B. Commissioner Zaden spoke about adding landscaping to the large blank wall behind the House of Blues on the north side of De Longpre Avenue.

X. ITEMS FROM STAFF

- A. Anne commented about leaving the City and expressed her thoughts about working with the Commission and the City.
- B. Anne Browning commented that Commissioners need to review the Eastside plan when it's ready.
- C. Anne stated that Bill Meeker would be Acting Planning Manager after she leaves.

XI. ADJOURNMENT

Action: To adjourn to the meeting of the Planning Commission on Thursday, June 2, 1994, 7:00 p.m., West Hollywood Park Auditorium, 647 San Vicente Boulevard, West Hollywood.

Motion: Litz

Second: Zaden

Vote: All Ayes

Motion carried.



CHAIRPERSON

ATTEST:



DIRECTOR OF COMMUNITY DEVELOPMENT